

**TAJ HOTEL BOSTON
15 ARLINGTON STREET
FLOOR AREA RATIO (“FAR”) CALCULATION**

Regarding proposed improvements to the Taj Hotel Boston as described in the Project Notification Form dated March 11, 2019 (the “PNF”) on file with the Boston Planning & Development Agency, the square footage of each project element is provided in Table 1-1 therein based on the following definition from the Boston Zoning Code (the “Code”), Article 2A:

Floor Area, Gross (“GFA”). The sum of areas of the several floors of the structure, as measured by the exterior faces of the walls, including fully enclosed porches and the like as measured by the exterior limits thereof, but excluding (*inter alia*)

- (a) garage space which is in the basement of a building or, in the case of garage space accessory to a dwelling, is at grade
- (b) basement and cellar areas devoted exclusively to uses accessory to the operation of the structure
- (c) areas elsewhere in the structure devoted to housing mechanical equipment customarily located in the basement or cellar such as heating and air conditioning equipment, plumbing, electrical equipment, laundry facilities and storage facilities

In accordance with the above definition, after applying the exclusions listed as items (a) – (c) above, the total GFA of the existing program (all project elements) is 164,307 square feet and the total GFA of the proposed program (all project elements) is 160,078 square feet (rounded up). Consistent with assessor’s records and noted in Section 1.6.1 of the PNF, the single assessor’s lot containing the Taj Hotel Boston building is comprised of approximately 15,063 square feet of land area. The program square footage includes the portion of the existing bridge over Public Alley 437 up to the adjacent Carlton House lot line; however, the Taj Hotel Boston lot square footage does not include any public right of way area underneath the bridge.

The FAR calculation is as follows:

- Existing Program. 164,307 square feet / 15,063 square feet = 10.9
- Proposed Program. 160,078 square feet / 15,063 square feet = 10.6

Enclosed for additional background are spreadsheets showing the square footage and exclusions on each floor for the proposed program, together with sample floor plans (including a typical upper floor plan) illustrating application of the foregoing GFA exclusions. These background materials are provided for illustrative purposes only, subject to finalization of the design through the public approval process.

Enclosures (3 sheets)

The TAJ Boston

FAR SUMMARY - PROPOSED PLANS

February 13, 2019

CBT Architects

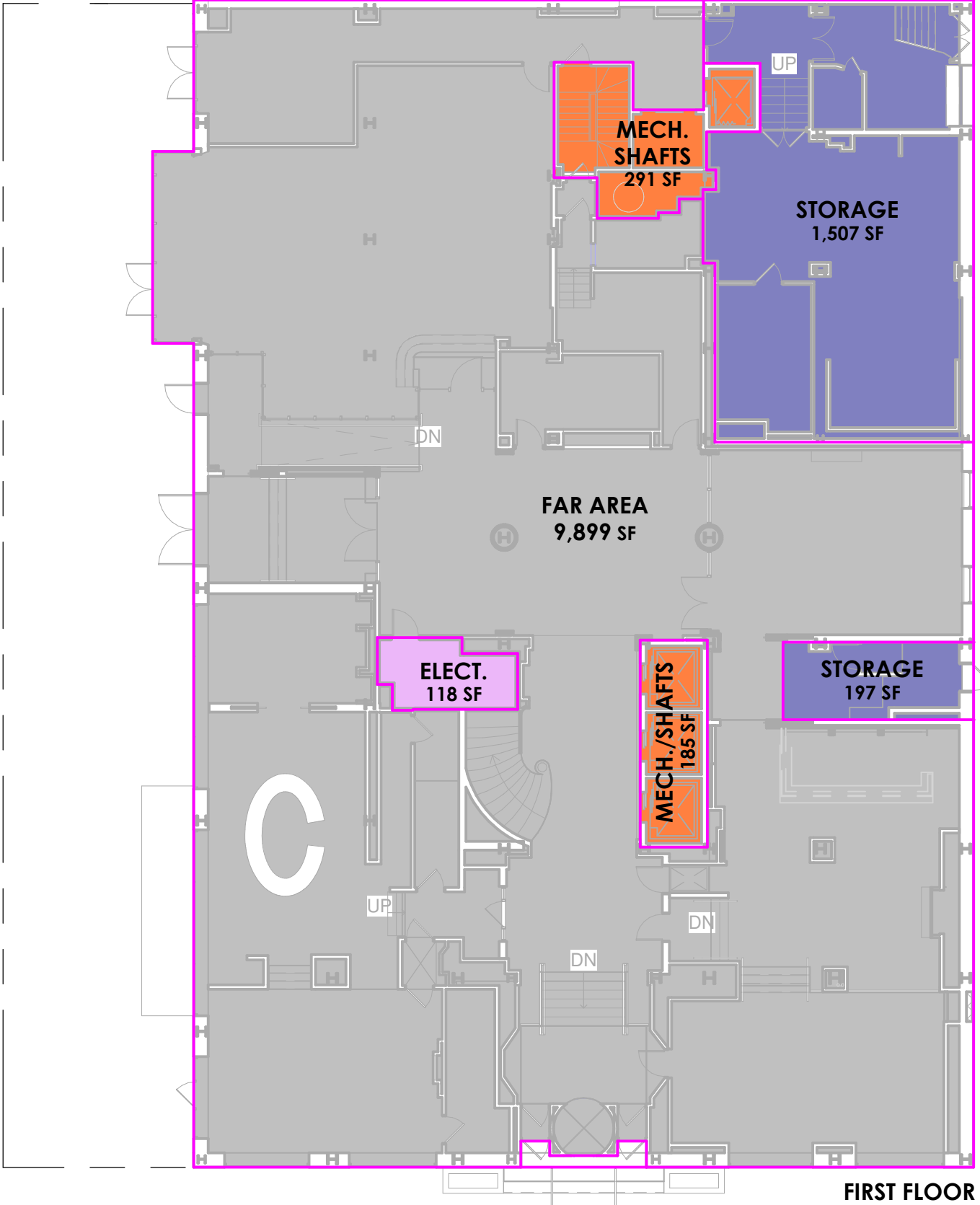
15 Arlington St - Newbury Building Only						
Level	Gross Area	Mechanical Rooms & Shafts	Electrical Rooms	Storage Facilities	FAR AREA	
Basement	14,160	6,713	0	7,447	0	0
1st Floor	12,197	476	118	1,704	9,899	9,899
2nd Floor	13,707	678	41	0	12,988	12,988
3rd Floor	12,356	1,021	51	0	11,284	11,284
4th Floor	11,146	1,037	51	325	9,733	9,733
5th Floor	11,146	1,126	48	55	9,917	9,917
6th Floor	11,146	1,126	48	55	9,917	9,917
7th Floor	11,146	1,126	48	55	9,917	9,917
8th Floor	10,895	1,050	48	55	9,742	9,742
9th Floor	10,895	1,050	48	55	9,742	9,742
10th Floor	10,895	1,050	48	55	9,742	9,742
11th Floor	10,895	1,050	48	55	9,742	9,742
12th Floor	10,895	1,050	48	55	9,742	9,742
14th Floor	10,895	1,050	48	55	9,742	9,742
15th Floor	10,895	1,050	48	55	9,742	9,742
16th Floor	10,895	1,050	48	55	9,742	9,742
17th Floor	7,838	776	0	0	7,062	7,062
Penthouse	2,970	1,546	0	0	1,424	1,424
	194,972	24,025	789	10,081	160,077	160,077

Lot Size

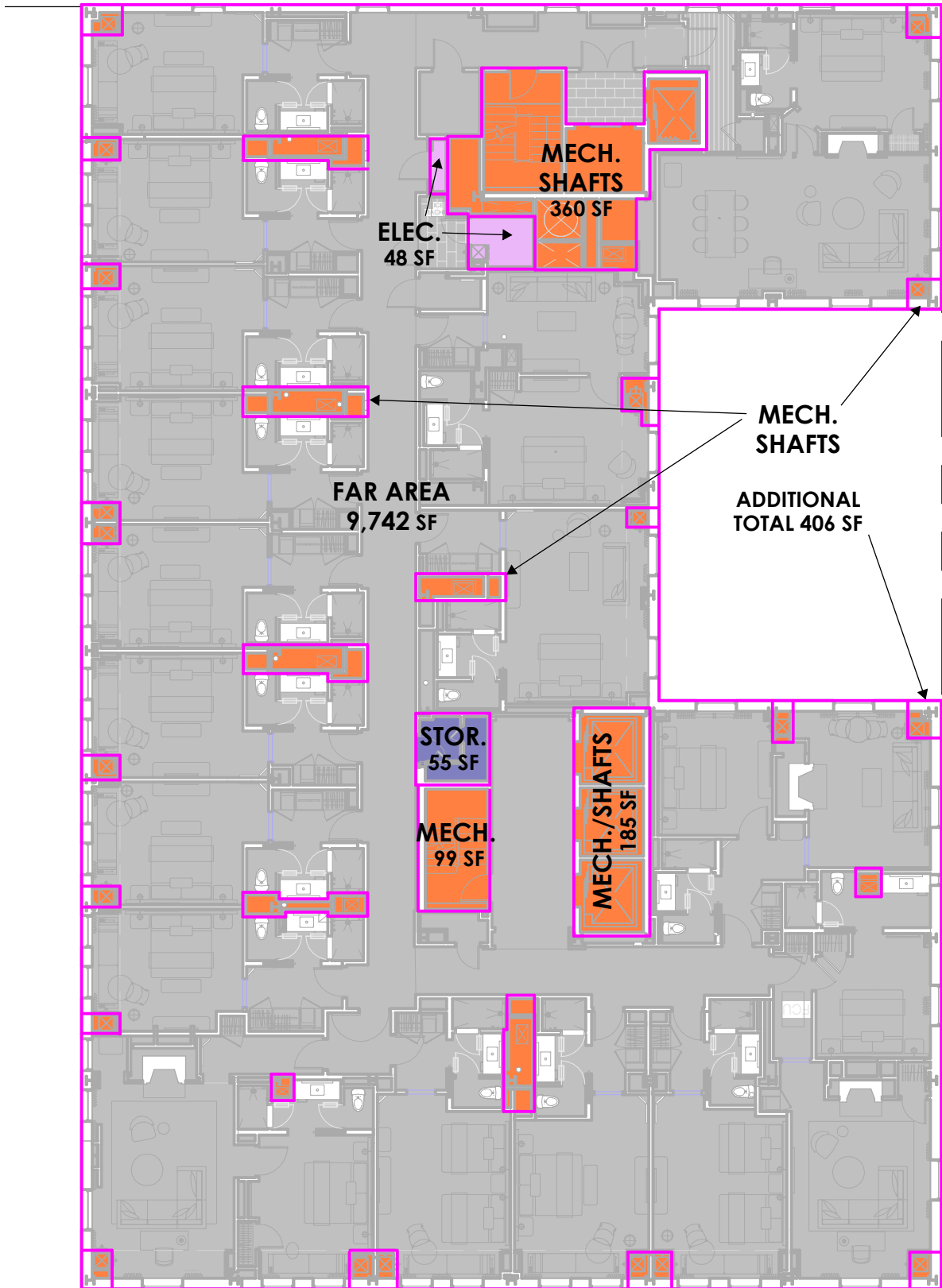
15,063

Proposed FAR 10.63
 1978 Special Permit FAR 11.60
 Max. Allowed FAR Area 174,730 SF

NOTE: For illustrative purposes only



FIRST FLOOR
12,197 GSF



8TH FLOOR PLAN
10,895 GSF